



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
*Administrative Law Judge*

November 3, 2014

Michael and Ina Z. Quartner  
13040 Tarragon Road  
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance  
Case No. 2015-0076-A  
Property: 13040 Tarragon Road

Dear Mr. and Mrs. Quartner:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE \*

(13040 Tarragon Road)

4<sup>th</sup> Election District \*

4<sup>th</sup> Council District \*

Michael and Ina Z. Quartner \*

Petitioners \*

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0076-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Michael and Ina Z. Quartner. The Petitioners are requesting Variance relief from § 1B01.2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed side garage addition on the street side of the property with a side yard setback of 23 ft. in lieu of the required 30 ft. and to amend the Final Development Plan (FDP) of "Berrymans Hollow" Section II for Lot 24 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 5, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 11-3-14

By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 3<sup>rd</sup> day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B01.2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed side garage addition on the street side of the property with a side yard setback of 23 ft. in lieu of the required 30 ft. and to amend the Final Development Plan (FDP) of "Berryman's Hollow" Section II for Lot 24 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.

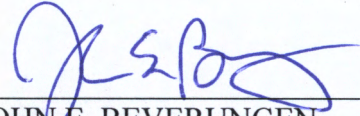
ORDER RECEIVED FOR FILING

Date 11-3-14

By [Signature]

3. The garage shall not be used for commercial purposes.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-3-14

By [signature]



# ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 13040 TARRAGON RD REISTERSTOWN, MD 21136 Currently zoned D.R. 3.5  
 Deed Reference 88011398 10-Digit Tax Account # 2000012086  
 Owner(s) Printed Name(s) Michael and Ina Quarter

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☐ ADMINISTRATIVE VARIANCE from Section(s)

Sections: 1B01.2.3.C.1

To permit a proposed side garage addition on the street side of the property with a side yard setback of 23 feet in lieu of the required 30 feet and to amend the Final Development Plan of "Berryman's Hollow" Section II for Lot 24 only.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Michael Quarter, Ina Quarter

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

13040 Tarragon RD Reisterstown MD

Mailing Address

City

State

21136, 443-463-4350, miquarter@gmail.com

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 11-3-14 day of Nov that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0076-A Filing Date 10/2/2014 Estimated Posting Date 10/14/14 Reviewer [Signature]

# Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 13040 Tarragon Road Reisterstown Maryland 21136  
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We wish to construct an addition to our residential attached garage, and further, to enable the relocation of our driveway from Tarragon Road to Blake Court. The current driveway, which loads from Tarragon Road, is extremely steep. In the winter, we have fallen on the ice when trying to get into/out of our cars or trying to walk down to the sidewalk and mailbox. We also have great difficulty getting our cars up or down the steep driveway and/or into the garage. We are very concerned for our safety and the safety of relatives and other visitors. Because of the current location of our dwelling and the steep slope from the front of our dwelling down to Tarragon Road, our only option to remedy this problem would be to enlarge the existing garage and relocation of our driveway to allow redirection of the access onto/from Blake Court.

\* SURVEYOR'S NOTE – We checked by field survey of the existing driveway grade between the existing garage and Tarragon Road and found it to be in excess of -15.5%. The driveway grade between the proposed expanded garage (side) face and Blake Court would be only -7.5%.

We are applying for a distance Variance from the current 30 feet Minimum Building Setback Line along Blake Court (as shown on the 1986 Plat of Section Two, BERRYMAN'S HOLLOW in Plat Book S.M. 56, Folio 02), to permit proposed building setback distances of 23 feet and 25 feet. However, these proposed setbacks appear to be in compliance with the current minimum Baltimore County Zoning Regulations in a D.R. 3.5 Zone, for a Single-Family Detached dwelling, of 15 feet "from side building face to public street right-of-way" as cited in SubSection 1B01.2.C.1.b.

Michael Quartner  
Signature of Owner (Affiant)  
Michael Quartner  
Name- Print or Type

Ina Quartner  
Signature of Owner (Affiant)  
Ina Quartner  
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF Carroll BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of September, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael Quartner + Ina Quartner

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires 1-31-18



engineering land - designing the future

HANOVER LAND SERVICES, INC.

**ZONING PROPERTY DESCRIPTION FOR  
NO. 13040 TARRAGON ROAD  
PROPERTY OF MICHAEL & INA QUARTNER  
4TH ELECTION DISTRICT, 3RD COUNCIL DISTRICT  
REISTERSTOWN, BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the south side of Blake Court (50 feet wide right of way), distant, as follows, from the centerline intersection of Blake Court and Tarragon Road (60 feet wide right of way);

South 73°34'52" West 114.00 feet, and

South 16°25'05" East 25.00 feet;

Thence, the following courses and distances:

1. North 73°34'52" East 59.25 feet on said south side of Blake Court, thence;
2. South 73°18'07" East 30.43 feet on a site fillet line, thence;
3. On the west side of Tarragon Road by a curve to the left (southeast) having a radius of 1,180.00 feet, an arc length of 100.00 feet, said curve being subtended by a chord bearing South 20°51'58" East 99.97 feet to a point, thence leaving Tarragon Road;
4. South 73°34'52" West 81.00 feet to a point, thence;
5. North 22°03'39" West 116.86 feet to the POINT OF BEGINNING, containing 9,290 square feet or 0.2132 acre of land, more or less.

Located in the 4<sup>th</sup> Election District and 3<sup>rd</sup> Council District.

BEING Lot 24, Block "A", Section Two in the subdivision of "BERRYMAN'S HOLLOW" as recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. No. 56, folio 02.

A handwritten signature in blue ink, reading 'Mark A. Riddle', is written over a horizontal line.

September 22, 2014

HANOVER LAND SERVICES, INC.

Mark A. Riddle

MD Professional Land Surveyor No. 10899

License Expiration: May 19, 2016

H:\Projects-14\QUARTNER-6531\ZONING DESCRIPTION\9.22.14.doc

**HANOVER**

585 McAllister Street, Hanover, PA 17331  
Phone: 717.637.5674 Fax: 717.633.1987

**WESTMINSTER**

2001 Meadow Drive, Westminister, MD 21158  
Phone: 410.857.0210

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. **117526**

Date: **10/2/14**

**PAID RECEIPT**

BUSINESS ACTUAL TIME INM  
 10/06/2014 10/02/2014 12:01:50 5

REG 0005 WALKIN RIMS LTD  
 >> RECEIPT 8 765160 10/02/2014 GFLN  
 Dept 5 528 ZONING VERIFICATION  
 CR NO. 117526

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub. Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|-------------------|----------|---------|--------|
| 001  | 506  | 0000 |          | 6150            |                   |          |         | 225.00 |
|      |      |      |          |                 |                   |          |         |        |
|      |      |      |          |                 |                   |          |         |        |
|      |      |      |          |                 |                   |          |         |        |
|      |      |      |          |                 |                   |          |         |        |
|      |      |      |          |                 |                   |          |         |        |

Recpt Tot 1225.00  
 1225.00 CR 1.00 CA  
 Baltimore County, Maryland

Total: **225.00**

Rec From: **13040 TARRAGON RE**

Eor: **21136**

**2015-0076-A**

**DISTRIBUTION**

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING  
 PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 10/5/2014

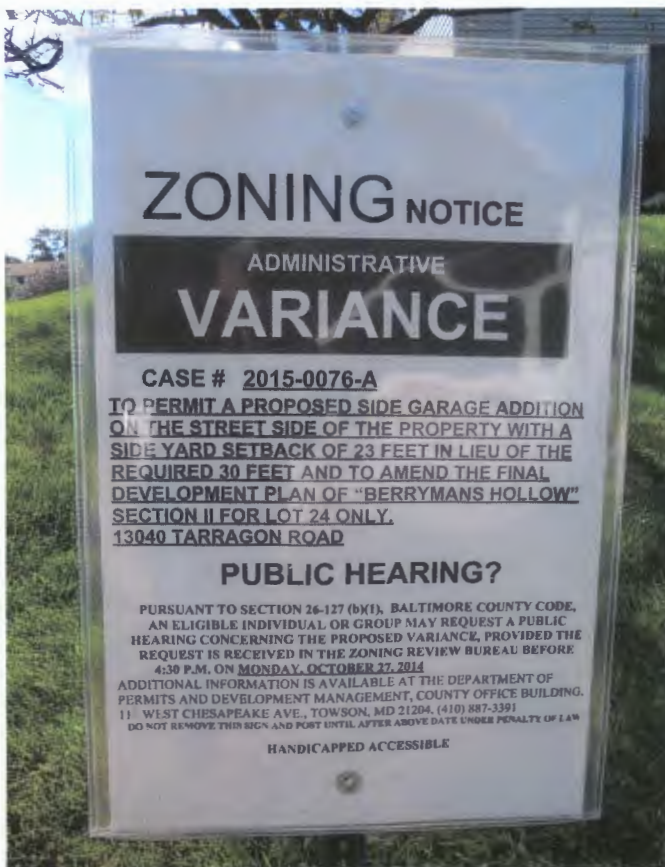
**Case Number:** 2015-0076-A

**Petitioner / Developer:** MICHAEL & INA QUARTNER

**Date of Hearing (Closing):** OCTOBER 27, 2014

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
13040 TARRAGON ROAD

**The sign(s) were posted on: OCTOBER 5, 2014**



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2015- 0076 -A

Address 13040 TARRAGON Rd

Contact Person: LEONARD WASILEWSKI  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/2/14

Posting Date: 10/12/14

Closing Date: 10/27/14

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 2015- 0076 -A

Address 13040 TARRAGON Rd

Petitioner's Name MICHAEL + LYNA QUANTNER

Telephone 443 463 4350

Posting Date: 10/12/14

Closing Date: 10/27/14

Wording for Sign: \_\_\_\_\_

\_\_\_\_\_ To permit a proposed side garage addition on the street side of the property with a side  
\_\_\_\_\_ yard setback of 23 feet in lieu of the required 30 feet and to amend the Final Development Plan of  
\_\_\_\_\_ "Berrymans Hollow" Section II for Lot 24 only.

Revised 7/18/14

## MEMORANDUM

DATE: December 4, 2014  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2015-0076-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on December 3, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c:  Case File  
Office of Administrative Hearings



Google earth

feet  
meters



2015-0076-A



Google earth

feet  
meters



2015-0076-A



Google earth

feet 10  
meters 3



2015-0076-A

**CHECKLIST**

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| <u>10-9</u>                     | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>NC</u>                                               |
| _____                           | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                   |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| <u>10-7</u>                     | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                     |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                         |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                         |
| SIGN POSTING                    | Date: <u>10-5-14</u> by <u>O'Keefe</u>                                |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |

Comments, if any: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Real Property Data Search ( w2)

## Guide to searching the database

## Search Result for BALTIMORE COUNTY

| View Map                                          |                                            | View GroundRent Redemption                |                                         | View GroundRent Registration                |                                                                                 |
|---------------------------------------------------|--------------------------------------------|-------------------------------------------|-----------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------|
| Account Identifier:                               |                                            | District - 04 Account Number - 2000012086 |                                         |                                             |                                                                                 |
| Owner Information                                 |                                            |                                           |                                         |                                             |                                                                                 |
| Owner Name:                                       | QUARTNER MICHAEL<br>QUARTNER INA Z         |                                           | Use:                                    | RESIDENTIAL                                 |                                                                                 |
| Mailing Address:                                  | 13040 TARRAGON RD<br>REISTERSTOWN MD 21136 |                                           | Principal Residence:                    | YES                                         |                                                                                 |
|                                                   |                                            |                                           | Deed Reference:                         | /08801/ 00398                               |                                                                                 |
| Location & Structure Information                  |                                            |                                           |                                         |                                             |                                                                                 |
| Premises Address:                                 |                                            | 13040 TARRAGON RD<br>0-0000               |                                         | Legal Description:                          | .2152 AC<br>BERRYMANS HOLLOW                                                    |
| Map:                                              | Grid:                                      | Parcel:                                   | Sub<br>District:                        | Subdivision:                                | Section: Block: Lot: Assessment<br>Year: Plat<br>No: Plat<br>Ref: 0056/<br>0002 |
| 0048                                              | 0023                                       | 0866                                      |                                         | 0000                                        | 2 A 24 2013                                                                     |
| Special Tax Areas:                                |                                            |                                           | Town: NONE<br>Ad Valorem:<br>Tax Class: |                                             |                                                                                 |
| Primary Structure<br>Built<br>1991                | Above Grade Enclosed<br>Area<br>1,974 SF   |                                           | Finished Basement<br>Area               |                                             | Property Land<br>Area<br>9,374 SF                                               |
| County<br>Use<br>04                               |                                            |                                           |                                         |                                             |                                                                                 |
| Stories<br>2                                      | Basement<br>YES                            | Type<br>STANDARD UNIT                     | Exterior<br>SIDING                      | Full/Half Bath<br>2 full/ 1 half            | Garage<br>1 Attached                                                            |
| Last Major Renovation                             |                                            |                                           |                                         |                                             |                                                                                 |
| Value Information                                 |                                            |                                           |                                         |                                             |                                                                                 |
| Base Value                                        |                                            | Value<br>As of<br>01/01/2013              |                                         | Phase-in Assessments<br>As of<br>07/01/2014 |                                                                                 |
|                                                   |                                            |                                           |                                         | As of<br>07/01/2015                         |                                                                                 |
| Land:                                             | 109,300                                    | 89,300                                    |                                         |                                             |                                                                                 |
| Improvements                                      | 213,400                                    | 171,400                                   |                                         |                                             |                                                                                 |
| Total:                                            | 322,700                                    | 260,700                                   |                                         | 260,700                                     | 260,700                                                                         |
| Preferential Land:                                | 0                                          |                                           |                                         |                                             | 0                                                                               |
| Transfer Information                              |                                            |                                           |                                         |                                             |                                                                                 |
| Seller: BERRYMANS JOINT VENTURE                   |                                            | Date: 05/29/1991                          |                                         | Price: \$155,000                            |                                                                                 |
| Type: ARMS LENGTH IMPROVED                        |                                            | Deed1: /08801/ 00398                      |                                         | Deed2:                                      |                                                                                 |
| Seller:                                           |                                            | Date:                                     |                                         | Price:                                      |                                                                                 |
| Type:                                             |                                            | Deed1:                                    |                                         | Deed2:                                      |                                                                                 |
| Seller:                                           |                                            | Date:                                     |                                         | Price:                                      |                                                                                 |
| Type:                                             |                                            | Deed1:                                    |                                         | Deed2:                                      |                                                                                 |
| Exemption Information                             |                                            |                                           |                                         |                                             |                                                                                 |
| Partial Exempt<br>Assessments:                    | Class                                      | 07/01/2014                                |                                         | 07/01/2015                                  |                                                                                 |
| County:                                           | 000                                        | 0.00                                      |                                         |                                             |                                                                                 |
| State:                                            | 000                                        | 0.00                                      |                                         |                                             |                                                                                 |
| Municipal:                                        | 000                                        | 0.00 0.00                                 |                                         | 0.00 0.00                                   |                                                                                 |
| Tax Exempt:                                       | Special Tax Recapture:                     |                                           |                                         |                                             |                                                                                 |
| Exempt Class:                                     | NONE                                       |                                           |                                         |                                             |                                                                                 |
| Homestead Application Information                 |                                            |                                           |                                         |                                             |                                                                                 |
| Homestead Application Status: Approved 08/07/2012 |                                            |                                           |                                         |                                             |                                                                                 |

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **04** Account Number: **2000012086**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml) (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

→



KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

October 28, 2014

Michael & Ina Quartner  
13040 Tarragon Road  
Reisterstown MD 21136

RE: Case Number: 2015-0076 A, Address: 13040 Tarragon Road

Dear Mr. & Ms. Quartner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 2, 2014. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor



MARYLAND DEPARTMENT OF TRANSPORTATION

James T. Smith, Jr., Secretary  
Melinda B. Peters, Administrator

Date: 10/7/14

Ms. Kristen Lewis  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No 2015-0076-A  
Administrative Variance  
Michael & Ina Quattner  
13040 Tarragon Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0076-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".  
Steven D. Foster, Chief/  
Development Manager  
Access Management Division

SDF/raz

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections

**DATE:** October 9, 2014

**FROM:** <sup>DAK</sup>Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

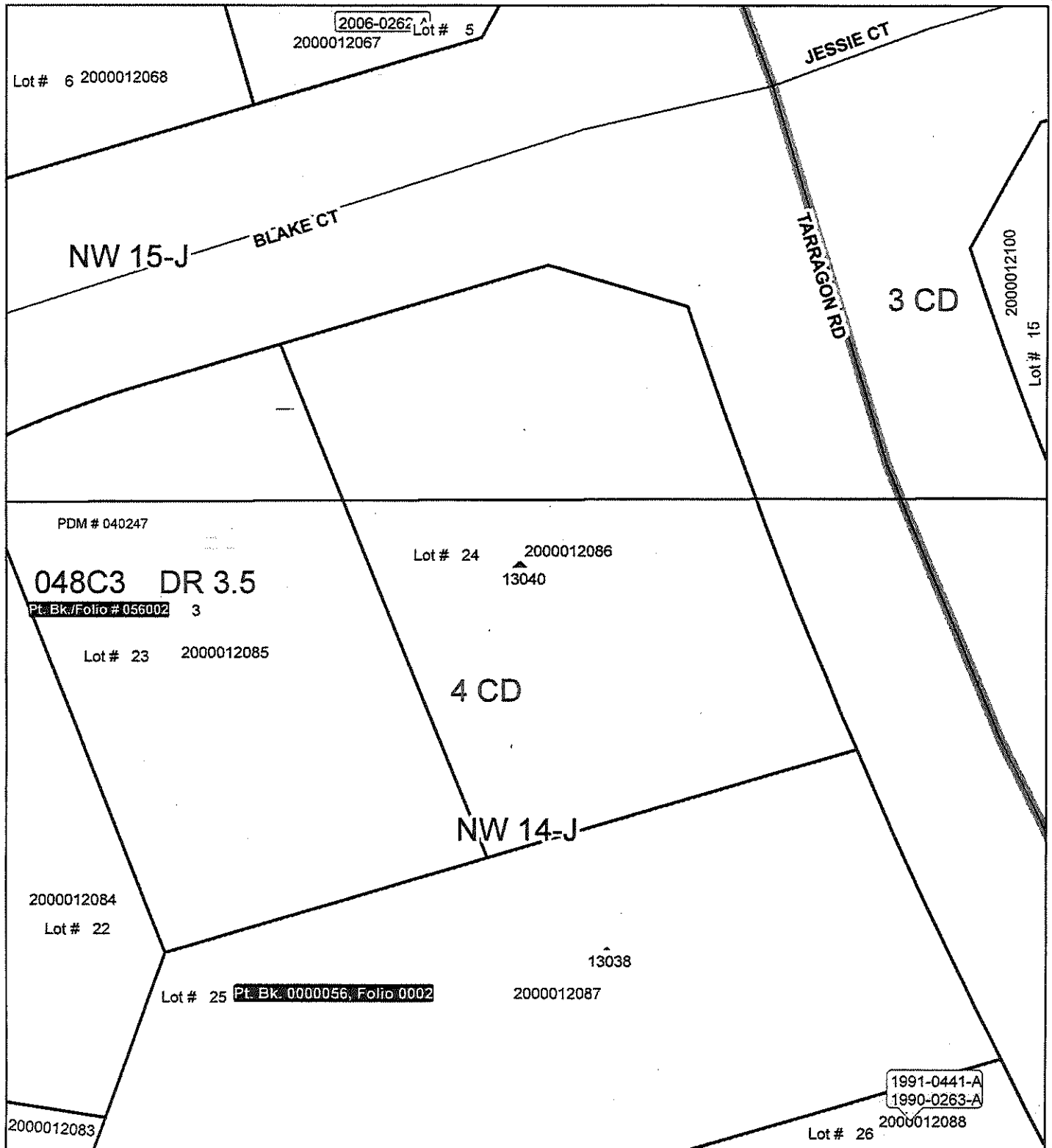
**SUBJECT:** Zoning Advisory Committee Meeting  
For October 13, 2014  
Item No. 2015-0071, 0073, 0074, 0075, 0076, 0078 and 0079

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN  
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10132014 -.doc

# 13040 Tarragon Road



Publication Date: 4/21/2014



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40  
Feet

1 inch = 30 feet

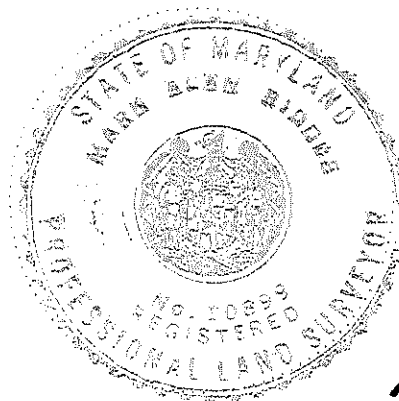
# ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING

ADDRESS: NO. 13040 TARRAGON ROAD -- REISTERSTOWN, MD 21136 OWNERS: MICHAEL & INA QUARTNER

SUBDIVISION: LOT 24, BLOCK "A", SECTION TWO, "BERRYMAN'S HOLLOW"

PLAT BOOK # S.M. 56 FOLIO # 02 10 DIGIT TAX # 2000012086

DEED REF. # S.M. 8801-398



BUILDING SETBACK LINE  
PLAT S.M. 56-02 (1986)

POINT OF BEGINNING  
ZONING DESCRIPTION

PERMITTED SETBACK LINE  
CURRENT D.R. 3.5 ZONING

PROPOSED  
1 STY. FRAME  
GARAGE ADDITION

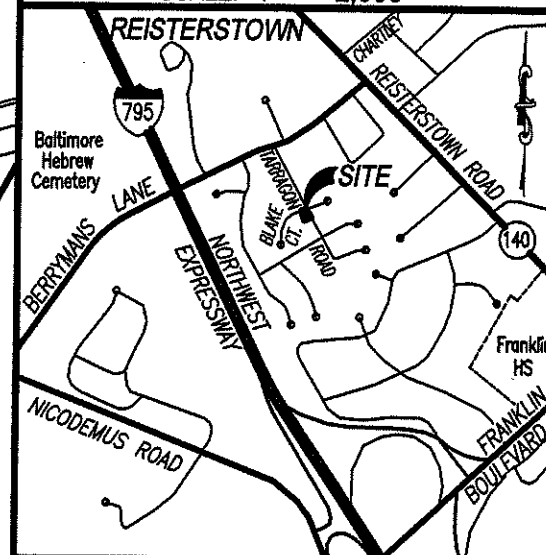
INTERSECTION

TO BERRYMAN'S  
LANE

TARRAGON ROAD  
(60' R/W)

## SITE VICINITY MAP

SCALE: 1" = 2,000'



ZONING MAP # 048C3  
SITE ZONED: D.R. 3.5  
ELECTION DISTRICT: 4 TH  
COUNCIL DISTRICT: 3 RD  
LOT AREA ACREAGE = 0.2132±  
OR SQUARE FEET = 9,290±  
HISTORIC ? NO  
IN CBCA ? NO  
IN FLOOD PLAIN ? NO  
UTILITIES ? MARK WITH X  
WATER IS: \_\_\_\_\_  
PUBLIC X PRIVATE \_\_\_\_\_  
SEWER IS: \_\_\_\_\_  
PUBLIC X PRIVATE \_\_\_\_\_  
PRIOR HEARING ? NO  
IF SO GIVE CASE NUMBER  
AND ORDER RESULT BELOW:

*Mark A. Riddle*

Mark A. Riddle, LS  
MD Professional Land Surveyor No. 10899  
License Expiration: May 19, 2016

**HLS**

engineering land + designing the future

HANOVER LAND SERVICES, INC.  
Hanover Office:  
585 McAllister Street  
Hanover, PA 17331  
Ph: (717) 637-5674  
Fax: (717) 633-1987

Maryland Office:  
2001 Meadow Drive  
Westminster, MD 21158  
Ph: (410) 857-0210

www.hanoverlandservices.com

H:\Projects-14\QUARTNER 6531-14\dwg\LOT PLAN\_9.2.14

NOTES:  
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF  
A TITLE SEARCH BY AN EXPERT ABSTRACTOR. THE  
TITLE INFORMATION SHOWN HEREON WAS DERIVED  
FROM THE LAND RECORDS AS PROVIDED BY THE CLIENT  
AT THE TIME OF THE SURVEY. A TITLE SEARCH BY OTHERS  
COULD REVEAL ADDITIONAL EASEMENTS, RIGHTS OF WAY,  
COVENANTS, RESTRICTIONS, RESERVATIONS AND/OR  
OTHER ENCUMBRANCES WHICH MAY NOT BE SHOWN HEREON.

\* LEVEL OF ACCURACY FROM IMPROVEMENTS TO APPARENT  
PROPERTY LINES IS LESS THAN 1.0'.



GRAPHIC SCALE

PLAN DRAWN BY: Mark A. Riddle, LS DATE: SEPT. 25, 2014 SCALE: 1 INCH = 30 FEET

NORTH  
PLAT S.M. 56-02

2015-0076-A

Pet. Exh. 1

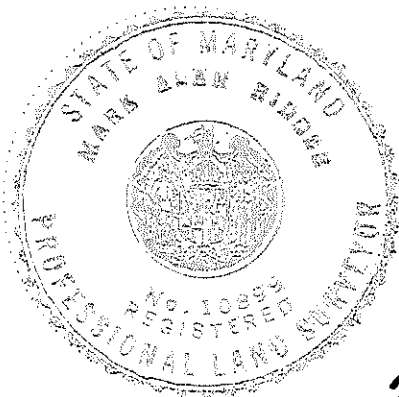
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TARRAGON ROAD  
(60' R/W)  
40.5'± WIDE MACADAM PAVEMENT

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